

043.A

Map

0006

Block

0038.2

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 504,000 /

USE VALUE: 504,000 /

ASSESSed: 504,000 /

Total Card /

504,000

Total Parcel

504,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BEACON ST, ARLINGTON

OWNERSHIP

Owner 1:	WORTHY JOHNNY LEE III			
Owner 2:	WORTHY LAUREN			
Owner 3:				
Street 1:	38 BEACON ST UNIT 2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	JETTE DANIEL R & -		
Owner 2:	BRODY MIRIAM -		
Street 1:	38 BEACON ST UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7605												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	504,000			504,000
Total Card	0.000	504,000			504,000
Total Parcel	0.000	504,000			504,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	602.87	/Parcel:	602.87

Legal Description

User Acct

260369

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

05/02/18

Parcel ID

043.A-0006-0038.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	504,000	0	.		504,000		Year end	12/23/2021
2021	102	FV	490,200	0	.		490,200		Year End Roll	12/10/2020
2020	102	FV	483,300	0	.		483,300	483,300	Year End Roll	12/18/2019
2019	102	FV	494,800	0	.		494,800	494,800	Year End Roll	1/3/2019
2018	102	FV	439,500	0	.		439,500	439,500	Year End Roll	12/20/2017
2017	102	FV	402,000	0	.		402,000	402,000	Year End Roll	1/3/2017
2016	102	FV	351,800	0	.		351,800	351,800	Year End	1/4/2016
2015	102	FV	305,500	0	.		305,500	305,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JETTE DANIEL R	71276-319	1	7/6/2018		531,000	No	No		
MCELROY CULLEN	66383-571		11/16/2015		395,000	No	No		
SULLIVAN KRISTE	64380-442		10/17/2014		385,000	No	No		
WEST DANIEL L &	53311-495		7/31/2009		299,000	No	No		
LANDERS ROBERT	42950-118		6/2/2004		280,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	570	New Wind	10,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
5/2/2018	Measured	DGM	D Mann
3/8/2016	Sales Review	PT	Paul T
5/5/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BLUE		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4			BRs: 2			Baths: 1			HB		

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	25.799999237
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	2004

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj \$ / SQ:	399.440
Other Features:	66295
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528299
Depreciation:	24302
Depreciated Total:	503997

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	527.26	
Special Features:	0	Val/Su Net:	602.87	
Final Total:	504000	Val/Su SzAd	602.87	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.A-0006-0038.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	836	399.440	333,932
Net Sketched Area:		836	Total:	333,932
Size Ad	836 Gross Area		836 FinArea	836

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
32						
32						
36						

IMAGE

AssessPro Patriot Properties, Inc

